



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            | 83      | 83        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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|       |                |
|-------|----------------|
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| Tues  | 0900 - 17:30   |
| Weds  | 0900 - 17:30   |
| Thurs | 0900 - 17:30   |
| Fri   | 0900 - 17:30   |
| Sat   | 0900 - 15:00   |
| Sun   | By Appointment |

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

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# Stoneacre Properties

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Aire, Cross Green Lane, LS9 8BS

£1,050 Per Calendar Month

Stoneacre Properties are delighted to offer to rent a stunning two bedroom apartment in Leeds City Centre. This highly sought after property offers a spacious open plan lounge kitchen, kitchen with white goods included. Large master bedroom with fully tiled en suite, second double bedroom and fully tiled house shower room. This property is within a 5 minute walk into the heart of Leeds City Centre and within walking distance to all of the amenities it has to offer. Viewings are highly recommended to avoid disappointment. Carparking space available for an extra £80 per month. Available Early November!

- **TWO BEDROOM**
- **TWO BATHROOM**
- **FURNISHED**
- **EPC - B**
- **COUNCIL TAX - D**
- **AVAILABLE EARLY NOVEMBER!**

